

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 32 Flowers Street, Caulfield South 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,550,000 *House x *Unit Suburb Caulfield South

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/12 Parkside St, Elsternwick 3185	\$1,157,000	26/05/2018
48a Neerim Rd, Carnegie 3162	\$1,151,000	04/03/2018
3/1278 Glen Huntly Rd, Carnegie 3163	\$1,095,000	17/03/2018